

# Board of County Commissioners

## Division of Planning & Development

### Development Review

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## **Development Review Committee Meeting** **May 7, 2007**

### **Members Present-**

Brad Cornelius-Planning Manager/Acting Chairperson, Aimee Webb-Development Coordinator/Vice Chairperson/Acting Secretary, Marie Keenum-911 Coordinator, Gary Rusu-Chief Building Inspector, Keith Hunter-Environmental Health Director, Barry Ginn-Barrineau Ginn & Associates, Inc, and Bill Stevens-Engineering Manager for Public Works.

The meeting convened at 2:03 p.m.

### **Approval of Minutes-**

Mr. Stevens made a motion to approve the minutes from April 23, 2007. Mr. Hunter seconded the motion, and the motion carried.

*Mr. Ginn joined the Committee as County Engineer for the non-Villages projects.*

### **Old Business:**

Mrs. Keenum made a motion to remove the New Life Christian Church from the table. Mr. Stevens seconded the motion, and the motion carried.

### **New Life Christian Church – Medium Development – Conceptual Review**

**Property location: 4707 E. C-462 – located approximately ¼ mile east of CR 127 on the south side of the road**

Glen Schroeder, contractor and church member, and Jay Davis, engineer, were present and requested conceptual approval for a Special Use Permit for a church. The property is located on C-462, approximately one quarter mile east of the intersection with CR 127. Engineering comments consisted of providing specific information for stormwater management for Detention Area B, and suggesting that Detention Area A be shifted slightly north. Mr. Ginn stated the plans must reflect a retention area on the preliminary/engineering plans upon the right-of-way determination. Mr. Stevens stated he has spoken with Robert Smith, City of Wildwood Growth Management Coordinator, regarding Wildwood placing their utilities within the County right-of-way, which would require the applicants to provide an additional 6' of right-of-way. Mr. Cornelius explained the setbacks for the church are from the existing right-of-way, not the future right-of-way; therefore, a future site re-design would not be required. Mr. Schroeder inquired as to whether the church would receive monetary compensation for the ¾ of an acre they would be losing for right-of-way. Mr. Stevens stated the County would not monetarily compensate the applicants for the additional right-of-way. Mr. Stevens stated the 54' shown on the plans is adequate at this time along with the 20' utility easement for the City of Wildwood and requested staff add a condition to the Special Use Permit stating the additional right-of-way be deeded to the County at a future date. Mr. Schroeder requested staff notify him of the road impact fees for a church and requested an impact fee credit for the right-of-way dedication. Mr. Cornelius stated

the following condition would be added to the Special Use Permit: staff will consider potential impact fee credits upon determining the additional right-of-way dedication is required.

The Zoning and Adjustment Board hearing for this case is scheduled for May 21, 2007.

Mr. Stevens made a motion to recommend approval to the Zoning and Adjustment Board subject to all comments being addressed and a condition added to the Special Use Permit that in the future, additional road right-of-way shall be dedicated to the County to comply with the County Commissioners' requirement of an 80' right-of-way, with future consideration of road impact fee credits. Mrs. Webb seconded the motion, and the motion carried.

**Hospice of Lake and Sumter – Major Development – Preliminary & Engineering Review**  
**Property location: Sumterville area – CR 526E – vicinity of Lake-Sumter Community College & Langley Medical Center**

Mr. Cornelius explained to the Committee this project needed to be tabled until the May 21, 2007, DRC meeting.

Mrs. Keenum made a motion to table the project until the May 21, 2007, DRC meeting as requested by staff. Mrs. Webb seconded the motion, and the motion carried.

**Bach – Lake Panasoffkee Site – Medium Development – Conceptual & Engineering Review**  
**Property location: 1515 C-470 – corner of CR 464 & C-470**

David Springstead, Springstead Engineering, Inc., and Garry Bach, owner, were present and requested conceptual and engineering approval to construct paved parking/storage area and water retention area. The property is located in the Lake Panasoffkee area at the corner of CR 464 and C-470. Mrs. Webb's comments consisted of adding the legal description and property dimensions to the plans, providing setbacks for the proposed sign, providing the location of the fence, labeling the gate as existing or proposed, providing a loading/unloading area, labeling the use of the proposed paved area to the east, providing Type A and B screening along adjacent properties, and providing copies of all regulatory agency permits. Mrs. Keenum and Mr. Rusu had no comments. Mr. Hunter questioned whether the plans reflected the specific location of the septic system. Mr. Bach stated the septic system was new and had been installed within the past month. Engineering comments consisted of providing a buffer between the commercial and residential land uses, labeling the property boundaries with bearings and distances, utilizing the driveway on CR 464 and eliminating the driveway on C-470, shifting the driveway connection on CR 464 to the east to provide additional separation from the intersection, and providing drainage calculations. Mr. Springstead stated the site improvements are existing with the exception of paving in the rear, increasing the number of parking spaces, and utilizing the rear parking area for heavy equipment. Public Works' comments consisted of removing the driveway from C-470, shifting the driveway on CR 464 further east and utilizing said driveway as the primary access, and showing the existing right-of-way to determine whether additional right-of-way dedication will be required.

Mrs. Webb made a motion to table this project to the May 21, 2007, DRC meeting to allow the applicant to address comments from the County Engineer, staff, and Public Works on revised plans. Mr. Hunter seconded the motion, and the motion carried.

*Mr. Ginn excused himself from the meeting at 2:52 p.m.*

**VOS – Unit 172 – Request for Site Permit Extension**

**Property location: Villages of Sumter District 8 - on the south side of O'Dell Circle across from Hemingway Neighborhood Recreation Center**

Ron Grant, Grant & Dzuro, was present and requested a one year site permit extension as the current site permit expires on May 10, 2007. The new site permit expiration date would be May 10, 2008, if approved.

Mrs. Webb made a motion to extend the site permit for one year as requested by the applicant. Mr. Hunter seconded the motion, and the motion carried.

**VOS – Unit 157 – Major Development – Engineering Review**

**Property location: Villages of Sumter District 8 – located on the SE side of St. Charles Place at the intersection of Buttonwood Run**

Jessie Garner, Kimley-Horn & Associates, Inc., was present and requested engineering approval to develop a 166-lot subdivision. There were no engineering comments. Mr. Stevens had no comments.

Mrs. Webb made a motion to approve the engineering plans as submitted. Mr. Stevens seconded the motion, and the motion carried.

**VOS – Hallandale Villas – Major Development – Engineering Review**

**Property location: Villages of Sumter District 9 – in the vicinity of Bailey Trail**

Kim Burgess, Mid-State Engineering, was present and requested engineering approval to develop an 88-lot subdivision. Engineering comments consisted of referencing the correct date of the Standard Details manual, placing a “No Outlet” sign at the villa entrance, and providing copies of all regulatory agency permits. Ms. Burgess stated she will place a note on the plans clarifying the requested “No Outlet” sign will be constructed with Unit 149. Mr. Stevens’ comments consisted of requesting a second outlet for ingress/egress and inquired as to whether the Level of Service (LOS) for Bailey Trail would decrease due to proposed amount of traffic. Ms. Burgess explained there will be an emergency easement through Unit 150, as shown on the plans, and is confident the LOS for Bailey Trail will be sufficient for all proposed and existing projects.

Mrs. Webb made a motion to approve the engineering plans subject to all comments being addressed on revised plans. Mr. Stevens seconded the motion, and the motion carried.

**VOS – Oviedo Villas – Major Development – Engineering Review**

**Property location: Villages of Sumter District 9 – in the vicinity of Bailey Trail**

Kim Burgess, Mid-State Engineering, was present and requested engineering approval to develop a 53-lot subdivision. Engineering comments consisted of referencing the correct date of the Standard Details manual, placing a “No Outlet” sign at the villa entrance, and providing copies of all regulatory agency permits. Ms. Burgess stated she will place a note on the plans clarifying the requested “No Outlet” sign will be constructed with Unit 149. Mr. Stevens had no comments.

Mrs. Webb made a motion to approve the engineering plans subject to all comments being addressed on revised plans. Mr. Stevens seconded the motion, and the motion carried.

**VOS – Unit 149 – Major Development – Engineering Review**

**Property location: Villages of Sumter District 9 – in the vicinity of Bailey Trail**

Kim Burgess, Mid-State Engineering, was present and requested engineering approval to develop an 86-lot subdivision. Engineering comments consisted of referencing the correct date of the Standard Details manual, placing storm drain pipe specifications on the plans with the

requirement to record pipe material on the record drawing, and providing copies of all regulatory agency permits. Mr. Stevens had no comments.

Mrs. Webb made a motion to approve the engineering plans subject to all comments being addressed on revised plans. Mr. Hunter seconded the motion, and the motion carried.

Mr. Stevens moved to adjourn. Mr. Hunter seconded the motion, and the motion carried.

Meeting adjourned at 3:00 p.m.

The next meeting is scheduled for May 21, 2007.